

Minutes
Bar Harbor Planning Board
May 6, 2009
Council Chambers – Municipal Building
93 Cottage Street

I. CALL TO ORDER — 6:00 p.m.

II. EXCUSED ABSENCES

Mr. Bowden moved to excuse Ms. Stevens-Rosa from the meeting. Ms. Williams seconded and the Board voted unanimously to approve the motion.

III. ADOPTION OF THE AGENDA

Ms. Williams moved to adopt the agenda. Mr. Jardin seconded and the Board voted unanimously to approve the motion.

IV. APPROVAL OF MINUTES

Mr. Bowden moved to approve the minutes from the April 15 meeting. Ms. Williams seconded and the Board voted unanimously to approve the motion.

V. REGULAR BUSINESS

A. Public Hearing – SD-07-07 – Tarasov

Project Location: Schooner Head Road, Bar Harbor Tax Map 253, Lot 18

Applicant: Edward Tarasov

Application: 2 lot residential subdivision

Greg Johnston, representing the applicant, reviewed the application with the Board.

Mr. Bowden confirmed with the applicant that the road extension would be built to the standard of 18 feet with 2 foot shoulders as directed by the Fire Chief.

Mr. Cochary opened the hearing to the public.

Ned Tarasov noted his approval for the project.

Mr. Williams moved to close the public hearing. Mr. Bowden seconded and the Board voted unanimously to approve the motion.

The Board entered deliberations and discussed the project. The Board members approved of the project.

Mr. Bowden moved to approve SD-07-07 as outlined in the draft decision. Mr. Jardine seconded and the Board voted unanimously to approve the motion.

B. Continuation of a Completeness Review – SP-09-02 – West Street Hotel

Project Location: West Street, Bar Harbor Tax Map 104, Lots 113-118, 122, 123, 143, 144, 146, 147, 149

Applicant: North South Construction Inc.

Application: Hotel and Accessory Uses

Perry Moore, representing the applicant, noted the continuing work to provide all the application submissions.

The applicant asked that the application be continued to the next meeting on May 20.

Ms. Williams moved to continue the application to the May 20 meeting. Mr. Bowden seconded and the Board voted unanimously to approve the motion.

C. Zoning Map Amendment Request - Jordan-Fernald Funeral Homes

Project Location: Eden Street, Map 103 Lot 52

Applicant: Jordan-Fernald Funeral Homes

Application: Request zoning map amendment

Mr. Moore outlined the zoning amendment request to the Board. He noted that the existing residential zoning where Jordan-Fernald is located makes it difficult for the land owner to get an appropriate use from the land.

Ms. Krieg outlined the process of someone from the public making a zoning map amendment request to the Board.

Mr. Cochary asked for Board input on the request.

Ms. Williams noted that the existing zoning arrangement could be improved.

Mr. Jardine asked to hear from those who would be affected by the zoning change.

Mr. Bowden noted that he would favor going forward with the process and holding a public hearing.

The Board continued to discuss the proposal and the process by which an amendment would move forward.

Mr. Cochary asked for public comment.

Jim Blanchard commented about the process of a zoning request like this. He asked that the applicant meet with some of the neighbors to explore different possible outcomes.

The Board discussed holding a public hearing. The Board members were in favor of holding a public hearing.

Betsy Mills, an abutter to the funeral home, noted her concern about what the funeral home land could be used for.

Mr. Bowden moved to notice a public hearing for June 3 and notice neighbors within 600 feet of Exhibit 4 noted on the applicant's submission. Ms. Williams seconded and the Board voted unanimously to approve the motion.

VI. OTHER BUSINESS

A. LUO Amendments:

- Traffic Ordinance
- Wind Ordinance
- Other LUO Amendments

Mr. Hultgren reviewed the proposed changes to the traffic ordinance and the new wind turbine ordinance.

Ms. Krieg reviewed changes to the Home Occupation ordinance language.

B. Possible Endorsement of Seabury Drive Subdivision

The Board endorsed the project.

VII. PLANNING DIRECTOR'S REPORT

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT – 8:25

Mr. Bowden moved to adjourn. Mr. Jardine seconded and the Board voted unanimously to approve the motion.

Signed as approved:

Lynne Williams, Secretary
Planning Board, Town of Bar Harbor

Date